

# Shelby Co., AL

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[www.spencemaynor.land/2AC](http://www.spencemaynor.land/2AC)

Reference # 417

More info at  
205-500-0437

## Land For Sale

### 2.22 AC +/-

### \$10,000

Exclusive Agent For Owner

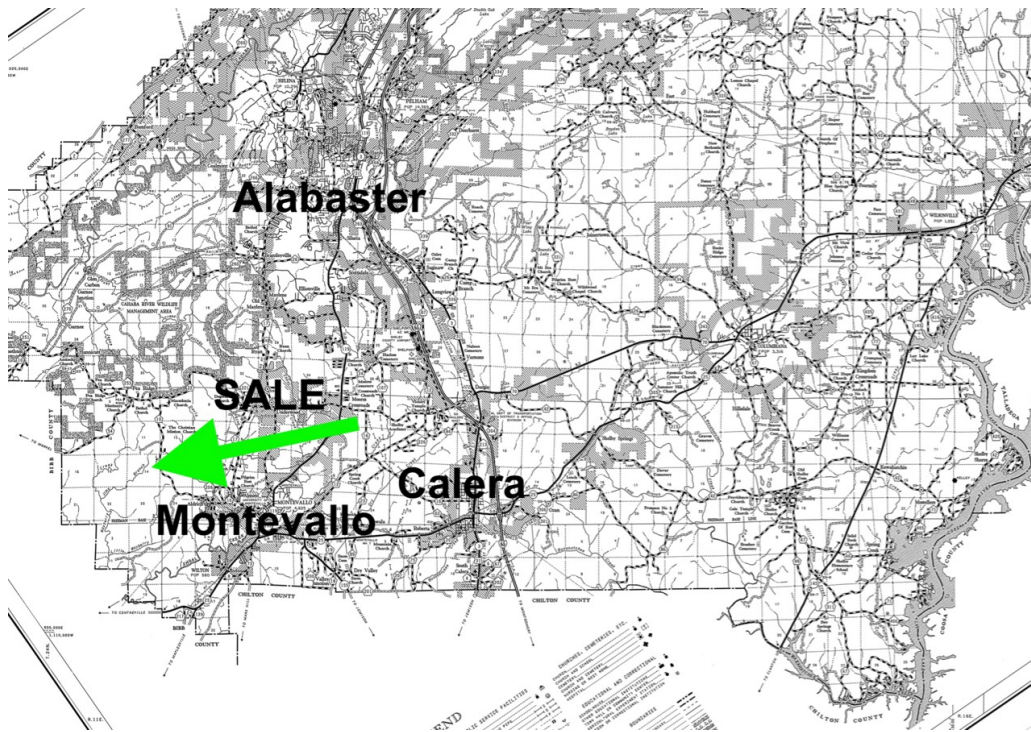
**CYPRUS**  
PARTNERS

P O Box 43633  
Birmingham, AL 3524

#### Montevallo Homestead

- Homestead land located on Homeland Way 4.4 miles northeast of Montevallo in Shelby County, AL 35115.
- It's 9 min to Montevallo, 20 min to I-65 Exit 234 (Shelby Co. Airport,) 20 min to Cahaba River, 25 min to Alabaster, and 30 min to West Blockton.
- 232' Frontage on Homeland Way (gravel-private.)
- Plenty of high ground, road access, power, and city water give the tract good homestead potential.
- Rectangle shaped lot is heavily treed.
- Natural timber.
- No covenants or restrictions. Not in city limits.
- Shelby County Schools.
- View the property at your convenience. All corners are marked.
- Great spot for a homestead convenient to Montevallo.

\*All distances and acres are estimates and should be independently verified



NOTICE: Investment in land carries risk. Prospective buyers should understand and independently verify the risk factors before buying this property. All information furnished by Cyprus Partners about this property has been obtained from sources believed to be reliable. However, neither Cyprus Partners nor the property owner makes any representation or warranty as to completeness or accuracy. This property is subject to prior sale, price change and withdrawal from the market without notice. No representation or warranty is made, express or implied, as to the condition of the property, boundaries, fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.

Directions from I-65 Exit 234: 1) Head south on Co Rd 12 for 1.2 miles. 2) Turn right onto Co Rd 22 West and go 9.7 miles. 3) Turn left onto Co Rd 10 and go 2.1 miles. 4) Turn right onto Homeland Way and go 900 feet. 5) The property is on the right. 6) The Southeast corner of property is marked with a 4"x 4" post.

